



212 Rodbourne Road, Swindon, Wiltshire, SN2 7AA

£164,995



NO ONWARD CHAIN. RENTED AT PRESENT. Swindon Homes are pleased to market this three bedroom mid-terraced property situated opposite the Outlet Village in Rodbourne Swindon. The accommodation comprises; entrance hall, lounge, dining room, kitchen, downstairs bathroom, plus three double bedrooms upstairs. Further benefits include gas central heating, uPVC double glazed windows and doors and off road parking for two cars. The property is close to local shops, bus routes and schools. It is in need of a little tender loving care. !

#### Entrance Hallway

4'5" x 2'9" (1.35m x 0.84m)

Half glazed entrance door to hallway, doors to lounge family area and stairs to first floor,

#### Lounge

12'2" x 10'8" (3.71m x 3.25m)

uPVC double glazed cottage style bay window to front aspect, radiator, laminate floor, door to hallway.

#### Family Room

10'9" x 10'8" (3.28m x 3.25m)

uPVC double glazed window to front aspect, radiator, door to hallway.

#### Dining Room

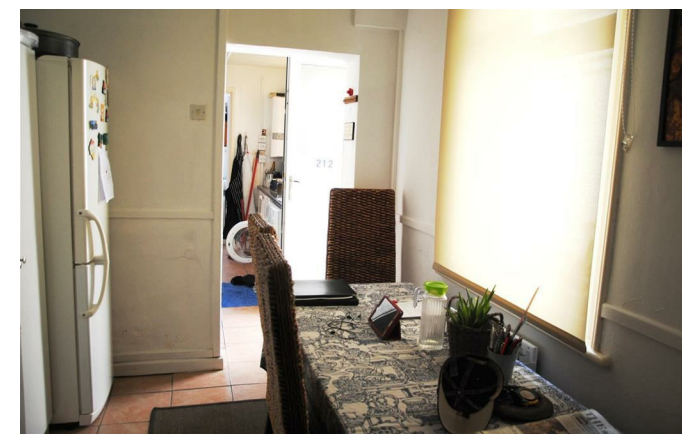
9'4 x 8'6" (2.84m x 2.59m)

Laminate floor, door to kitchen and family room.

#### Kitchen

9'9" x 8'3" (2.97m x 2.51m)

uPVC double glazed window and half glazed uPVC door to side aspect. A modern fitted kitchen with a selection of cream units at both eye and base level, matching rolled top work surfaces and part tiled walls, stainless steel single sink unit, space for standalone electric cooker, space and plumbing for washing machine, wall mounted gas boiler, radiator, tiled floor, doors to dining room and bathroom.





#### Down Stairs Bathroom

5'8 x 5'3" (1.73m x 1.60m)

uPVC opaque glazed window to rear aspect. A modern white bathroom suite comprising pedestal wash basin, panelled bath with shower over, shower curtain, door to separate WC.

#### Downstairs WC

6'9 x 3' (2.06m x 0.91m)

uPVC double glazed opaque window to rear aspect, low level WC., radiator.

#### Stairs to First Floor

landing 19'9" x 4'9" (landing 6.02m x 1.45m)

Stairs from hallway to first floor landing, access to loft space and three bedrooms.

#### Bedroom One

11'08" x 14'3" (3.56m x 4.34m)

Two double glazed cottage style windows to front aspect, radiator, door to landing.

#### Bedroom Two

10'9" x 9'2" (3.28m x 2.79m)

uPVC double glazed windows to rear aspect, radiator, door to landing.



#### Bedroom Three

9'9" x 8'6" (2.97m x 2.59m)

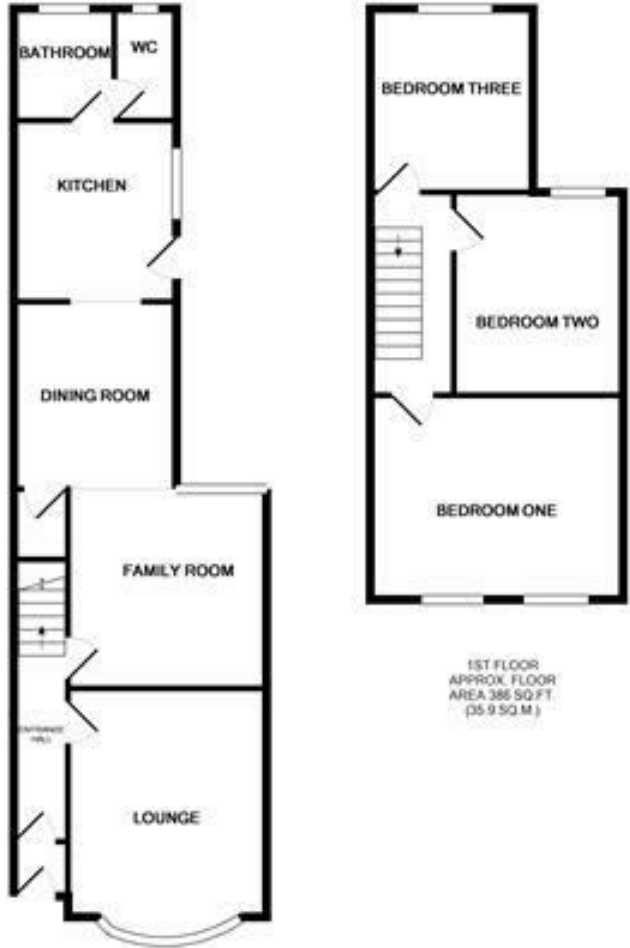
uPVC double glazed window to rear aspect, radiator, door to landing.

#### Rear Parking

45' x 4'9" into 14' (13.72m x 1.45m into 4.27m)

To rear of property two parking spaces plus small courtyard area with back door access to property.





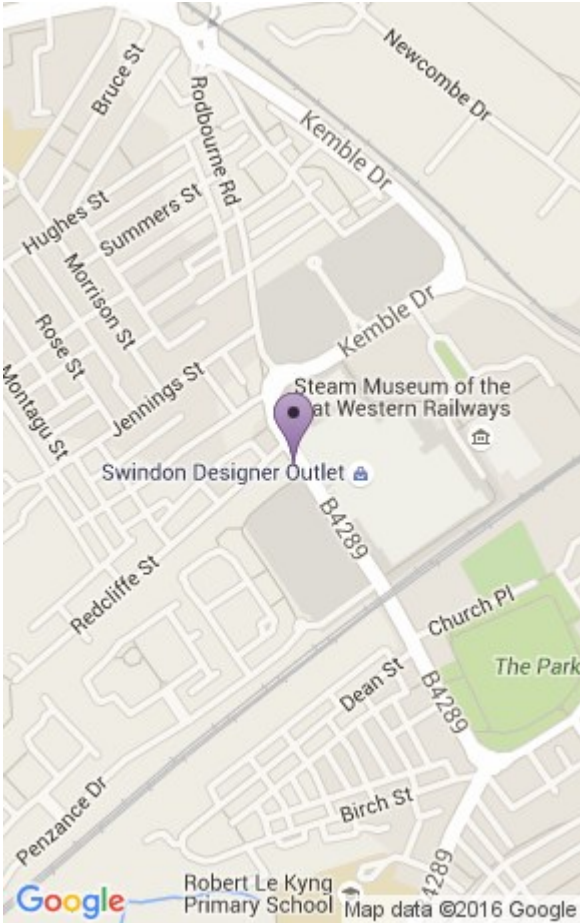
1ST FLOOR  
APPROX. FLOOR  
AREA 386 SQ.FT.  
(35.9 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 546 SQ.FT.  
(50.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 932 SQ.FT. (86.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	